

Existing and Future Land Use

The following describes how the Plumas County and Lassen County land use data was collected, calculated, and summarized for use in the Almanor Regional Transportation Assessment (ARTA).

Existing Land Use

The Almanor Planning Area (Plumas County) currently has 4,170 residential dwelling units, and 1.4 million square feet of commercial development. The Westwood/Clear Creek Planning Area (Lassen County) currently has 1,155 residential dwelling units, and 450,000 square feet of commercial development. This data was obtained from multiple data sources within each Planning Department, as well as the U.S. Department of Census (Census 2000 data).

Future Land Use

Dyer Mountain Resort has the potential for 4,104 residential units, and 333,800 square feet of commercial development. The Dyer Mountain Resort land use data was obtained from the Dyer Mountain Resort Recirculated Draft EIR, Chapter 6 - "Transportation and Circulation", dated July 2006.

The Almanor Planning Area has the potential for an additional 8,750 residential units, and 4.7 million square feet of commercial development. The Westwood/Clear Creek Planning Area has the potential for an additional 2,095 residential units, and 2.1 million square feet of commercial development.

Future land uses are based on the Residential and Commercial designated land as identified in the Lassen County General Plan and the Plumas County General Plan. This data includes undeveloped/vacant parcels and parcels that can be subdivided. The figures have been adjusted to account for zoning ordinances, development densities, environmental constraints, and parcels that cannot be subdivided.

The future land use data includes only those lands that are currently designated as Residential or Commercial, and does not include other designations such as Timber Production Zone (TPZ), General Forest, General Agriculture, or Mining. Although these lands could be converted to residential and commercial uses in the future (through General Plan Amendments), all ARTA participants agreed that it would be very difficult to identify the amount and location of lands where conversion may occur. Therefore, it is recommended that the future land use data included in the ARTA planning document be reviewed and updated every five to ten years.

A visual display of the described land use data can be found on the "Existing and Potential Commercial Development" map, and the "Existing and Potential Residential Development" map.